

From: [Alicia Baptiste](#)
To: [planning](#)
Subject: SUBFY2025-0002
Date: Monday, June 30, 2025 3:10:14 PM

I am not submitting a pre-formed letter today as quite frankly, I find those ridiculous and obviously redundant. I'm submitting a letter today to ask you to please postpone this meeting until after Judge Medema has entered his decision in the case regarding the River Club and Brighton development. If the River Club believes the course does not lie within the Plantation Subdivisions CC&Rs they should be fine with waiting until a decision is entered.

It doesn't matter if a community member supports the golf course in doing whatever they want or a community member believes the golf course falls under the Plantation Subdivision CC&Rs. The bottom line is that all members and Plantation Subdivision homeowners want the same end result- for the golf course to remain.

The lack of respect from all parties involved in this situation is very sad. A final decision from Judge Medema would help all parties understand when changes are made to the course if anyone needs anyone's approval to do so.

I appreciate your time.

Alicia Baptiste
6476 W Plantation Ln, Garden City, ID 83703

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From: [Andrea K. Richter](#)
To: [planning](#)
Cc: [Andrea Richter](#); [Andrea K. Richter](#)
Subject: SUBFY2025-0002
Date: Monday, June 30, 2025 10:45:59 AM
Attachments: [image001.png](#)

Good morning,

I am writing in support of the application SUBFY2025-0002.

The application submitted by Brighton Development, Inc. is well within the scope of the Specific Area Plan SAP2023-0001 which was approved by the City Council in 2024. The application significantly reduces the number of units involved in the eastern section of the property. It does not allow for vehicle, pedestrian, or bicycle traffic through any part of the existing Plantation development. The development, as proposed, will have a minor effect on existing residential units. The Brighton project is exactly what is needed to sustain the positive growth trajectory of Garden City while maintaining the high quality of life we all cherish.

This project will go a long way towards ensuring the future of the golf course.

As a concerned citizen, I strongly urge you to move this application forward to final approval.

Thank you,

For planning purposes:

Upcoming business travel: (8/25-8/26)

Upcoming PTO: (7/23-8/1)

Company Holidays: (7/4)



Andrea Richter
Healthcare Strategy Executive, AmeriBen
M: 208-695-1909
akrichter@ameriben.com

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From: [Andrew Maloof](#)
To: [planning](#)
Subject: River Club development
Date: Monday, June 30, 2025 11:36:58 AM

Hello, I'm emailing in regard to the upcoming development at The River Club. I wanted to write this email in strong support of the progress being made at The River Club. I believe all the updates coming to this club are beneficial to our growing community and I highly support it. The River Club's part in the development of this area of Garden City will only bring a rise in property values, jobs, and a growing interest to Boise. Thank you for your consideration.

Sincerely,

Andrew Maloof
CEO
Eagle Creek Ranch Recovery
Mobile: [208-369-7533](tel:208-369-7533)
Fax: 208-615-4216
Andrew@eaglecreekranchrecovery.com

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June 30, 2025

Garden City Development Services Department

Re: SUBFY2025-0002

We are writing in support of the application SUBFY2025-0002.

The application submitted by Brighton Development, Inc. is well within the scope of the Specific Area Plan SAP2025-001 which was approved by the City Council in 2024. The Brighton project is exactly what is needed to sustain the growth trajectory of Garden City while maintaining the high quality of life we all cherish.

This project will go a long way towards ensuring the future of the golf course.

As concerned citizens, we strongly urge you to move this application forward to final approval



Karen L. Banyard

3520 N. Rock Creek Ln.

Boise ID 83703



Robert E. Running

3520 N. Rock Creek Ln.

Boise Id 83703

From: [Barb Perry](#)
To: [planning](#)
Subject: SUBFY2025-0002
Date: Monday, June 30, 2025 7:30:52 AM

We are writing in support of the application SUBFY2025-0002.

The application submitted by Brighton Development, Inc. is well within the scope of the Specific Area Plan SAP2023-0001 which was approved by the City Council in 2024. The application significantly reduces the number of units involved in the eastern section of the property. It does not allow for vehicle, pedestrian, or bicycle traffic through any part of the existing Plantation development. The development, as proposed, will have a minor effect on existing residential units. The Brighton project is exactly what is needed to sustain the positive growth trajectory of Garden City while maintaining the high quality of life we all cherish.

This project will go a long way towards ensuring the future of the golf course.

As a concerned citizen, we strongly urge you to move this application forward to final approval.

Barbara and Doug Perry

208.859.9696
5279 N Watersedge Ave
Garden City, ID 83714

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From: [Beth Weismann](#)
To: [planning](#)
Subject: Re: SUBFY2025-0002 - SUPPORT
Date: Monday, June 30, 2025 9:25:48 AM

I am writing in support of the application SUBFY2025-0002.

I am a resident of the Plantation neighborhood and excited about the positive impact it will have on our community. We have such great "staple" businesses like The Local, George's Cycles, and Blue Sky Bagels - and new ones like Cafe Sorrento, which is a stupendous addition. I'd like to see what else can be brought in with the new mixed use areas.

Additionally, I think the added housing plans will be great for Garden City. I've watched the plans change - for the better - and it's clear that the developers have been thoughtful about the community needs and mindful of the neighborhood impact.

I urge you to support SUBFY2025-0002

Thank you for your consideration.

Beth Weismann
6092 W. Sterling Lane
Garden City

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From: [Bettina de Beer](#)
To: [planning](#)
Subject: Re: SUBFY2025-0002
Date: Monday, June 30, 2025 3:45:50 PM

Hello,

I am writing in support of the application SUBFY2025-0002. This project will be an important step toward the future for Garden City and will have a positive impact on our community.

Bettina de Beer

6550 West Plantation Lane

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June 30, 2025

Re: In opposition to SUBFY2025-0002

Dear Garden City Planning and Zoning Commission and City Council Members,

As residents of Garden City, members of the The River Club and residents on N Fair Oaks Place, **we are opposed to the Brighton project** (SUBFY2025-0002).

Please consider the impact this project has on the families who live in the surrounding community, and particularly on N Fair Oaks Place.

We purchased our home in 2021 with the intention to grow our family. A quiet cul-de-sac was on the top of our list of wants. We envisioned our kids playing soccer in the front yard, drawing with chalk on the sidewalk, and learning to ride their scooters and bikes on the road. We have made this a reality as they are out there all the time creating wonderful childhood memories.

The project's construction alone would turn our quiet cul-de-sac into a noisy, dusty and increasingly dangerous area for our children to play, especially if construction vehicles and employees are permitted to enter and park via N Fair Oaks Place. Additionally, without many of the limitations agreed upon during the SAP approval process for The Residences at The River Club (SAPFY2023-0001), our cul de sac will transform into a thoroughfare for pedestrians and vehicles.

Below are a few of the limitations that were not included in the design of the Brighton project:

- One acre green space between N Fair Oaks Place and the project
- No emergency vehicle access to N Fair Oaks Place
- Impenetrable barrier or fencing that prevents people from walking around it onto N Fair Oaks Place

We strongly urge you to take a stand for the residents of Garden City, whom you represent, and deny any plans that do not include all of the limitations made when the initial SAP was approved.

Keeping in mind that growth is both necessary and inevitable, our ideal scenario would be for the developers to build only along State Street and keep what is currently hole eleven as a playable portion of the golf course. This was our understanding of the initial plan when we first moved into the community.

Thank you for your service.

Sincerely,

Brently Bird and Kelly Holzscheiter
6283 N Fair Oaks Pl

Bryan Collins
From: Bryan Collins
To: [Bryan Collins](#)
Subject: River Club
Date: Monday, June 20, 2022 12:25:05 PM

Planning and Zoning Members:

Please allow the River club to proceed with the beautiful new housing and retail space that is expected to begin soon. I am a member of this club and I am excited for growth and improvements to the overall community of Garden City. The planned growth will only add to local real estate values and improvements the property.
Sent from Bryan Collins

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[mod_id=11&mod_option=logitem&report=1&type=easyspam&k=k1&payload=53616c7465645f5fa167c1dbf14f115ab29c9ea67b6090253c1ba4a38814ddcbbaa7a6a80bcb997eaa63454a1882da356d17d5ca2a1b12b78f7c9d074fc3a5ab8485172da7e2cc8a74c0b8dd274fcbfc5fba25c9fb159c2245160931ec3c879ac41b49b65c0496e8ba812257bb555bf6bdfd6f25fbfde63ae2354e4a05767832308e9bdfac09feb01f436b6e08473b31ef9714aa450b556d3b2342e7d52896b](https://us1.proofpointessentials.com/app/report_spam.php?mod_id=11&mod_option=logitem&report=1&type=easyspam&k=k1&payload=53616c7465645f5fa167c1dbf14f115ab29c9ea67b6090253c1ba4a38814ddcbbaa7a6a80bcb997eaa63454a1882da356d17d5ca2a1b12b78f7c9d074fc3a5ab8485172da7e2cc8a74c0b8dd274fcbfc5fba25c9fb159c2245160931ec3c879ac41b49b65c0496e8ba812257bb555bf6bdfd6f25fbfde63ae2354e4a05767832308e9bdfac09feb01f436b6e08473b31ef9714aa450b556d3b2342e7d52896b)

From: [Caitlin Copple](#)
To: [planning](#)
Subject: I support the River Club
Date: Monday, June 30, 2025 11:26:24 AM

Dear Garden City P&Z:

I am a former Garden City resident and currently live on the Boise side of the river. I am a member of the River Club and a business owner. I support the plans of the actual River Club and not this so-called Save Plantation group. They do not speak for actual River Club members.

Thanks,
Caitlin

Caitlin Copple

Founding Partner

T. [\(208\) 400.3374](tel:(208)400.3374), ext. 700

C. (406) 493.4281

E. caitlin@fullswingpr.com

www.fullswingpr.com

she/they

Check out our podcast, [How to Hire a PR Agency!](#)



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Garden City Council
Garden City Hall
6015 Glenwood St
Garden City, Idaho 83714

June 30, 2025

Subject: Opposition To Plantation Golf Course Townhomes

The purpose of this correspondence is to express opposition to the proposed construction of 130+ townhomes on a portion of the formally named Plantation Golf Course (now River Club) Property.

My wife and I have lived at 6293 N Fair Oaks Pl for the past 28 years. Our house sits on the 12th fairway of the golf course. We have enjoyed the open spaces, minimal vehicle traffic, green trees, and wildlife including turkeys, deer, and the occasional elk.

Out of state developers intend to ignore and avoid the 1978 Master Declaration (contract) that legally protects the golf course from development. A Fourth District Court judge has ruled that the case questioning whether this contract still applies can proceed through litigation.

Developers are attempting to fast-track the project through the Garden City approval process before the court can rule.

Request Garden City approval authorities delay processing the project until after the court has ruled on the legal applicability of the Master Declaration.



Lawrence B. Campbell
Homeowner

From: [Carmen Hunter White](#)
To: [planning](#)
Cc: [John White](#)
Subject: Regarding SUBFY2025-0002.
Date: Monday, June 30, 2025 9:33:35 AM
Attachments: [image001.png](#)

My husband and I are writing in support of SUBFY2025-002. We live at 6038 W Plantation Ln, Garden City. Our reasons for supporting this positive change are numerous and I'll spare you the story of the "Hallmark Movie" life we have here.

We love being a part of Garden City and excited about the opportunities on the horizon. Growth and development is a reasonable part of any city and appreciate that Brighton has recognized that in their development. I've worked with developers and builders most of my 30 years in real estate and this next phase is a valuable asset to the city and the community.

Brighton has lowered the number of units, listened to The Plantation homeowners by not allowing additional traffic through the community, and will only enhance the overall appeal of our fine neighborhood. They are a reputable builder in the Treasure Valley and know how to deliver a quality neighborhood. We want to ensure the future of the golf course and continue to enjoy the openness it provides.

We strongly urge you to move this application forward to final approval.

Carmen and John White

Carmen Hunter White

Owner/Realtor/Senior Transition Specialist

You Take Your Treasures...We Take Care of the Rest

208-860-6515 – Office

704-562-1675 - Cell



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From: [Chris Majors](#)
To: [planning](#)
Subject: River Club (Plantation Golf Course)
Date: Monday, June 30, 2025 12:27:36 PM

To Whom it May Concern,

I have been a member of the River Club for the past five years, and during that time, I have observed that the new ownership has consistently implemented positive and thoughtful improvements to the club.

I have thoroughly reviewed the proposed Brighton development plan and believe it represents a valuable opportunity to address the need for additional housing in our valley. The inclusion of higher-end condominiums, designed with strong aesthetic appeal, will enhance the visual landscape along State Street.

While I recognize that growth can be challenging for some members of our community, when managed responsibly, it can yield lasting benefits for our great city.

I respectfully support moving forward with the proposed development and believe it will meaningfully enhance this cherished area of our city.

Thank you for your consideration,

Chris Majors
5019 W. Hillside Ave.
Boise, ID 83703
208-866-8565

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From: [barbara.kennedy](#)
To: [planning](#)
Date: Monday, June 30, 2025 2:17:31 PM

We are first and foremost writing to express our dismay and concern about the blatant dishonest approach a small handful of citizens have taken regarding the improvements and enhancements of the River Club . . . and the significant positive contributions the owners of the River Club and others have made to our community. While I have worked professionally with several of the small group of members portraying themselves falsely and dishonestly, I can only say there is no reason for me to ever again trust them personally or professionally. And as a member of Planning and Zoning, we are hoping you will not align yourselves with a dishonest few. Enough said.

In addition: We are writing to express our unwavering support for application SUBFY2025-0002 submitted by Brighton Development, Inc. As a proud member of the River Club and resident of Garden City, since 1982, we urge you to approve this vital project that will secure the future of one of Garden City's most valued recreational assets.

Why This Project Deserves Your Approval

The River Club's partnership with Brighton Development represents progress over status quo—exactly the kind of forward-thinking leadership Garden City needs. This collaborative project operates within the approved Specific Area Plan SAP2023-0001 while delivering significant community benefits through the River Club's commitment to serving our community.

Key reasons for immediate approval:

Strategic Positioning: Garden City sits in a prime location between Eagle and Boise, where similar high-quality developments are already underway. If we don't keep pace with community demands, our residents will take their dollars to neighboring recreational facilities, reducing our tax revenue opportunities.

Economic Competition: We should be competing at the highest level to be the next great place to operate, live, and do business. This development positions Garden City to capitalize on our strategic location and attract residents and businesses from Eagle and Boise.

Business Development: This project will generate countless business opportunities—from coffee shops to health and wellness services. The small business ecosystem that emerges around quality developments like this creates jobs and drives local economic activity.

We strongly urge the Planning & Zoning Commission to approve SUBFY2025-0002. Garden City has the opportunity to lead by example—showing how communities can embrace positive change while preserving what makes them special. The River Club's commitment to fostering friendships, activities, and connection to our natural river environment through this partnership is too valuable to lose to inaction.

Don't let a vocal minority in fear of positive change derail progress that benefits the entire community. Choose progress over status quo. Choose community over division. Choose approval.

Thank you for your consideration and your service to our community. I look forward to attending the July 8th meeting to voice my support in person.

--

Chuck and Barbara Kennedy
9070 West Waterwood Lane
Garden City, ID 83714

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6-29-2025

TO: THE GARDEN CITY PLANNING & ZONING COMMISSION

Re: SUBFY2025-0002

Brighton Development at the River Club

I am writing in support of the application SUBFY2025-0002. This project will go a long way towards ensuring the future of the golf course. It does not allow for vehicle, pedestrian, or bicycle traffic through any part of the existing Plantation development. Building ownership townhomes vs rental units is a better project.

Kathy Clancy

Garden City Planning & Zoning Commission

Garden City, ID

Dear Commissioners,

My wife and I are residents at 6269 W Plantation Ln in Garden City, and have been for over a decade. I'm recently retired as the President and CEO of the Boise Metro Chamber, the Boise Valley Economic Partnership and the Boise Valley Convention & Visitors Bureau. In that role we frequently used the River Club golf course as an affordable amenity to potential companies and executives to move their businesses to Garden City and the Valley. As a resident, we are absolutely convinced that this development will be good for us, for our neighborhood, and the single best chance to assure the River Club golf course will long remain a jewel in Garden City's growing crown. At the Chamber we frequently supported housing density development for close-in areas on transit corridors. That is exactly what the Brighton development is. Brighton has a great reputation for building quality homes and communities. We fully support this development, and live only a few hundred yards from it. Please approve this application to save the golf course and assure the Garden City side of State Street will be a thriving area for years to come.

Respectfully,



Anne and Bill Connors

6269 W Plantation Ln

Garden City, ID 83703

208-867-1353



Outlook

Brighton Development on State Street

From A Lawscon <alawscon@gmail.com>

Date Sun 6/22/2025 9:03 PM

To Bill Connors <bconnors55@yahoo.com>

Dear Commissioners,

My husband and I have been proud residents of Garden City since 2013, living at **6269 W Plantation Lane**. We chose this community with the vision of making it our lifelong home, drawn especially by the beauty and serenity of the River Club golf course.

I am writing to express my full support for the currently proposed development plan. I strongly believe that approving this application is essential to preserving the golf course and maintaining the character and value of our neighborhood.

We are deeply invested in the long-term well-being of our community and urge you to approve this development to help ensure the golf course's sustainability for years to come.

Thank you for your time and consideration.

Sincerely,



Anne Connors

6269 W Plantation Ln, Garden City, ID 83703

6-29-2025

TO: THE GARDEN CITY PLANNING & ZONING COMMISSION

Re: SUBFY2025-0002

Brighton Development at the River Club

I am writing in support of the application SUBFY2025-0002. This project will go a long way towards ensuring the future of the golf course. It does not allow for vehicle, pedestrian, or bicycle traffic through any part of the existing Plantation development. Building ownership townhomes vs rental units is a better project.

Uarda Coombs

Garden City Development Services Department

06/29/2025

Via email: planning@gardencityidaho.org

Re: SUBFY2025-0002.

I am writing in support of the application SUBFY2025-0002.

The application submitted by Brighton Development, Inc. is well within the scope of the Specific Area Plan SAP2023-0001 which was approved by the City Council in 2024. The application significantly reduces the number of units involved in the eastern section of the property. It does not allow for vehicle, pedestrian, or bicycle traffic through any part of the existing Plantation development. The development, as proposed, will have a minor effect on existing residential units. The Brighton project is exactly what is needed to sustain the positive growth trajectory of Garden City while maintaining the high quality of life we all cherish.

This project will go a long way towards ensuring the future of the golf course.

As a concerned citizen, I strongly urge you to move this application forward to final approval.

Thank you,

Dan R. Allumbaugh



1572 W Colchester Dr.

Eagle, Idaho 83616

From: [Dana Gordon](#)
To: [planning](#)
Subject: Fwd: SUBFY2005-0002
Date: Monday, June 30, 2025 10:30:03 AM

----- Forwarded message -----

From: **Dana Gordon** <dana52gordon@gmail.com>
Date: Sat, Jun 28, 2025 at 3:25 PM
Subject: SUBFY2005-0002
To: <planning@gardencity.org>

Regarding the Brighton Development application, SUBFY2025-0002, coming before the P & Z on 8 July, 2025, I would like to give my support to this development. I am the president of the Lake Plantation HOA, which is a sub association of the greater Plantation Master HOA. Comments from our 36 homeowners lead me to believe that the vast majority are also in favor of this development.

Dana Gordon
4700 Savannah Lane
Garden City, ID. 83714

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From: [Kathy Petersen](#)
To: [planning](#)
Subject: River club. SUBFY2025-0002
Date: Monday, June 30, 2025 11:36:07 AM

We are in favor of SUBFY2025-0002.

The application submitted by Brighton Development is well within the scope of the specific area plan approved by the City Council in 2024.

Nobody ever wants change but everything changes and for the survival and improvement of the golf course these plans must advance. This application should move forward to final approval.

Dennis & Kathy Petersen
Petersenkathy02@gmail.com
208 830-6659

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From: [Doug Werner](#)
To: [planning](#)
Subject: Re: SUBFY2025-0002
Date: Monday, June 30, 2025 8:20:32 AM

I am writing in support of the application SUBFY2025-0002. This project will be an important step toward the future for Garden City and will have a positive impact on our community.

Doug L Werner (Life Fitness member of the River Club)
5158 N Edinburgh Way, Boise, ID 83714

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From: [Todd Walker](#)
To: [planning](#)
Subject: SUBFY2025-0002
Date: Monday, June 30, 2025 9:09:18 AM

I am writing in support of the application SUBFY2025-0002. This project will be an important step toward the future for Garden City and will have a positive impact on our community.

Dr Todd K Walker

5125 N Riverfront dr Garden City, Id 83714

River City Dental

7723 W Riverside Dr, Garden City, ID 83714

208-230-2249

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From: [Birdsall,Durwood,US-Arlington](#)
To: [planning](#)
Subject: RE: SUBFY2025-0002
Date: Monday, June 30, 2025 4:10:56 PM

Good afternoon,

I am writing in support of the application SUBFY2025-0002. This project will be an important step toward the future for Garden City and will have a positive impact. The Brighton project is exactly what is needed to sustain the growth trajectory of Garden City while maintaining the high quality of life we all cherish.

As a nine-year golf member, I am very interested in this project. This project will go a long way towards ensuring the future of the golf course.

Durwood "Dodie" Birdsall

11617 W Alfred Ct.

Boise, ID 83713

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From: [DUSTER PALMER](#)
To: [planning](#)
Subject: SUBFY2025-0002
Date: Monday, June 30, 2025 9:03:20 AM

To whom it concerns,

I am writing in support of the application SUBFY2025-0002.

The application submitted by Brighton Development, Inc. is well within the scope of the Specific Area Plan SAP2023-0001 which was approved by the City Council in 2024.

This project will go a long way towards ensuring the future of the golf course.

As a concerned citizen, I strongly urge you to move this application forward to final approval.

Duster Palmer
1007 N 31st
Boise, id. 83702
208-841-4390

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From: [Dustin Colter](#)
To: [planning](#)
Subject: River Club - SUBFY2025-0002
Date: Monday, June 30, 2025 8:09:01 AM
Attachments: [image003.png](#)
[image004.png](#)
[image005.png](#)

Hello Garden City,




I am writing in support of the application SUBFY2025-0002. This project will be an important step toward the future for Garden City and will have a positive impact on our community. This project will go a long way towards ensuring the future success of the golf course.

As a concerned citizen, I strongly urge you to move this application forward to final approval.

Thank you,

Dustin Colter
6426 N. Hillsboro Pl.
Boise, ID 83703

Dustin Colter
VP of Operations
Quest Groups - Talentpair

 [512-583-5586](tel:512-583-5586) | [512-516-0235](tel:512-516-0235)
 Dustin@questgroups.com
 [linkedin.com/in/dustincolter](https://www.linkedin.com/in/dustincolter)

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To: Garden City Planning & Zoning

From: Pete Edmunds

6263 N. Fair Oaks Pl

Garden City, ID 83703

I am against approval of The Brighton Development of the Stateside Subdivision as presently submitted. The issue of development has also been conflated by the property owner under the threat if they do not get approval, it will jeopardize the future of the golf course, and they will have to sell to someone who will develop all of it. It is a form of property developer black mail trying to combine two very separate issues. As a resident of N. Fair Oaks Pl, I am concerned about what I believe to be more important issues for approval. I am against the approval of SUBFY2025-0002 for the following reasons, and these caveats should be met before any approval is granted:

- The property owner and developers have changed plans continuously trapped by costs, existing regulations and profit motive. The owner suggests that “things have evolved.” If the analogy is that the goal posts have been moved, they have “evolved” right out of the stadium. This is another completely different plan with its own inherent problems.
- The issue of open space, further development of the golf course, recreation and tax issues should be considered separately upon their own merits, not on the specifics of the Stateside Subdivision. It is not an issue of development on private land, but an issue of existing city code criteria, density, proximity and compatibility subject to varying interpretation. The residents of N. Fair Oaks Pl, in fact, support the golf course and backyards of houses on the west side border hole #12. That was a strong consideration to purchase lots bordered by open space. It was also a strong consideration to purchase lots on N. Fair Oaks Pl because it is a Cul-de-sac, not allowing any through traffic. Any discussion of the issues with The Master Declaration and its impact on governing the golf course are undecided at this time, although a court decision could impact all development.
- There should be a request, and agreed to in writing prior to approval, that there will be an Emergency Gate installed between the development and N. Fair Oaks Pl to allow only Law Enforcement, Firefighting and Emergency Medical Vehicles, period. If the developer strives for compromise, there should be no allowance of access wider than three (3) feet for pedestrian foot traffic or bicycle riders. The elevation drawings

It may be legal, but it is a major jump to state that having thirteen (13) homes per acre is compatible with having six (6) homes per acre.

I would be willing to address the Planning and Zoning Committee on July 8th.

Thank you.

A handwritten signature in black ink, appearing to read "P. Edmunds", with a stylized flourish at the end.

Pete Edmunds

From: [Gina Moore-Smith](#)
To: [planning](#)
Subject: I support SUBFY2025-0002 The River Club Expansion!
Date: Monday, June 30, 2025 8:16:26 AM

Good morning,

I am writing in support of the application SUBFY2025-0002.

The application submitted by Brighton Development, Inc. is well within the scope of the Specific Area Plan SAP2023-0001 which was approved by the City Council in 2024. The application significantly reduces the number of units involved in the eastern section of the property. It does not allow for vehicle, pedestrian, or bicycle traffic through any part of the existing Plantation development. The development, as proposed, will have a minor effect on existing residential units. The Brighton project is exactly what is needed to sustain the positive growth trajectory of Garden City while maintaining the high quality of life we all cherish.

This project will go a long way towards ensuring the future of the golf course.

As a concerned citizen and club member, I strongly urge you to move this application forward to final approval.

Sincerely,

Gina Smith-Winegar

1680 Shaw Mountain Rd

Boise, ID 83712

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From: [Howard Teutsch](#)
To: [planning](#)
Subject: River Club
Date: Monday, June 30, 2025 12:54:28 PM

To whom it may concern,

I was born and raised in Boise. I have been playing golf at the River Club/ Plantation Golf Course since the early '80s. I have seen many changes to the course/country club and city since then, to say the least.

I am writing in support of the application SUBFY2025-0002. This project will be an important step toward the future for Garden City and will have a positive impact on our community.

Best regards,

Howard Teutsch

1231 N. Macaile Way

Eagle, Id. 83616

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From: [Jack Lynch](#)
To: [planning](#)
Cc: [The River Club](#)
Subject: SUBFY2025-0002
Date: Monday, June 30, 2025 12:00:47 PM

To Whom it may concern,

My name is Jack Lynch and I live at 6595 W. Plantation Lane, Garden City. My primary home is on the 5th Green and I am a full member of the River Club.

I fully support everything that the developer is doing as it relates to: SUBFY2025-0002.

I moved from the North End to W. Plantation, fully aware of what was happening to sustain the River Club as approved by the city council. Everything this developer has done has enhanced Garden City, the club and will continue as such!

I am not sure who this "Preserve Plantation" group is but they for sure are not club members as "We are the River Club" and are very confident in the developers plan to Preserve the club and enhance Garden City in a very positive way.

As a concerned citizen, I strongly urge you to move this application forward to final approval.

Regards,

Jack Lynch
6595 W. Plantation Lane
Garden City, ID 83703
208-830-5706

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From: [Jim peterson](#)
To: [jim@jim](#)
Subject: River Club Project SUPP 1205-0002
Date: Monday, May 20, 2020 11:17:38 AM

To Whom It May Concern
As a long term resident, 4650 Savannah Lane, I strongly recommend and support the above reference project for two reasons:
1) It will in the long term enhance the value of the surrounding residential properties.
2) I feel the individuals leading this project are well qualified and have the necessary experience and resources to complete the project on time and as promised. James (Jim) Peterson
4650 Savannah Lane
Garden City, ID 83714
Sent from my iPad

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From: [James and Renee" Lovejoy](#)
To: [planning](#)
Subject: Re: SUBFY2025-0002
Date: Monday, June 30, 2025 4:53:30 PM

To Whom it May Concern,

We are writing today to express our SUPPORT of the application SUBFY2025-0002.

This project will be an important step towards the future for Garden City and will have a positive impact on our community.

Sincerely,

James and Renee' Lovejoy
5210 N Quail Summit Way
Boise, ID 83703

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From: [Jeff Cliff](#)
To: [planning](#)
Subject: SUBFY2025-0002
Date: Monday, June 30, 2025 5:35:38 PM

I am a long-term member of the River Club and am in full support of the application SUBFY2025-0002. This project will greatly benefit the members of the club, many of whom are residents of Garden City.

Thank you,

Jeff Cliff

*4018 N Sandpoint Way, Boise, ID 83702
208-850-9014*

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From: [Jennifer Deroin](#)
To: [planning](#)
Subject: Re: SUBFY2025-0002
Date: Monday, June 30, 2025 1:00:58 PM


I am a resident of the Plantation HOA writing in support of the application SUBFY2025-0002.

The application submitted by Brighton Development, Inc. is well within the scope of the Specific Area Plan SAP2023-0001 which was approved by the City Council in 2024. The application significantly reduces the number of units involved in the eastern section of the property. It does not allow for vehicle, pedestrian, or bicycle traffic through any part of the existing Plantation development. The development, as proposed, will have a minor effect on existing residential units. The Brighton project is exactly what is needed to sustain the positive growth trajectory of Garden City while maintaining the high quality of life we all cherish.



I believe this project will be a catalyst for continued growth and redevelopment of Garden City. Additionally, this project will go a long way towards ensuring the future of the golf course.


As a concerned citizen, I strongly urge you to move this application forward to final approval.

Sincerely,

 **Jennifer Deroin**
Certified EOS Implementer® at [EOS Worldwide](#)

M (208) 230-
0743 **E** jennifer.deroin@eosworldwide.com **W** <https://www.eosworldwide.com/jennifer-deroin>

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From: [Jeremy Miller](#)
To: [planning](#)
Subject: Re: SUBFY2025-0002
Date: Monday, June 30, 2025 8:01:45 AM

To Whom it may concern,

As someone that lives with the Plantation Subdivision, I am writing in support of the application SUBFY2025-0002.

The application submitted by Brighton Development, Inc. is well within the scope of the Specific Area Plan SAP2023-0001 which was approved by the City Council in 2024. The application significantly reduces the number of units involved in the eastern section of the property. It does not allow for vehicle, pedestrian, or bicycle traffic through any part of the existing Plantation development. The development, as proposed, will have a minor effect on existing residential units. The Brighton project is exactly what is needed to sustain the positive growth trajectory of Garden City while maintaining the high quality of life we all cherish.

This project will go a long way towards ensuring the future of the golf course.

As a concerned citizen, I strongly urge you to move this application forward to final approval.

Jeremy D. Miller

4615 Savannah Ln Garden City, Id 83714

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From: [Jerry Schofield](#)
To: [planning](#)
Subject: SUBFY2025-002
Date: Monday, June 30, 2025 7:10:11 PM

Hello,

I'm writing to you to give my support to the development coming before you on July 8, 2025.

As a homeowner in The Plantation, and a member of the River Club for many years I believe development is essential for the future of not only the golf course, but for the future of our neighborhood. Change is inevitable on the State Street corridor. We should embrace this new vision of Brighton and Will Gustafson. It will ensure the golf course remains a vital part of Garden City.

The majority of our neighborhood is in favor of this project, leaving just a few "intervenors" who spread half-truths and outright lies. These few people do not see what will happen if they continue to attempt to block what is going to come regardless, turning this property into a giant sea of houses, if the Club cannot continue to exist. The development is needed to ensure the golf course (i.e "open space") remains. We **must support** Brighton and Will Gustafson to ensure the future of our Club and neighborhood.

The amount of money that has already been spent on this golf course should be noticed and these "intervenors" should thank the golf course ownership for the improvements and securing the property values of the homes surrounding the club, as none of them are members nor contribute in any way to the River Club.

Once again, in support of this application, I urge your immediate approval and forwarding of the application to final approval. Send these naysayers a strong message!

Thank you very much.

Jerry Schofield
5928 W Plantation Lane
Garden City ID 83703

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From: [Joe Weismann](#)
To: [planning](#)
Subject: Support for Application SUBFY2025-0002.
Date: Monday, June 30, 2025 9:33:20 AM

To: Garden City Development Services Department

Via email: planning@gardencityidaho.org

Re: SUBFY2025-0002.

I am writing in support of the application SUBFY2025-0002.

The application submitted by Brighton Development, Inc. is well within the scope of the Specific Area Plan SAP2023-0001 which was approved by the City Council in 2024. The application significantly reduces the number of units involved in the eastern section of the property. It does not allow for vehicle, pedestrian, or bicycle traffic through any part of the existing Plantation development. The development, as proposed, will have a minor effect on existing residential units. The Brighton project is exactly what is needed to sustain the positive growth trajectory of Garden City while maintaining the high quality of life we all cherish.

This project will also go a long way towards ensuring the future of the River Club golf course.

As a concerned citizen, I strongly urge you to move this application forward to final approval.

Sincerely,
Joe Weismann
6092 W. Sterling LN
Garden City, ID 83703

Joe Weismann, CHP, MBA
845-551-7602 (m)
atomicwoodworker@gmail.com

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From: [John Deroin](#)
To: [planning](#)
Subject: SUBFY2025-0002 For - Support Project
Date: Monday, June 30, 2025 3:18:37 PM

June 30, 2025

John Deroin
3695 N Gramarcy Ln
Garden City, ID 83703

Subject: Supporting the River Club Condo Development – Key Reasons for Council Consideration

Honorable Members of the Garden City Council,

As you evaluate the proposed condo development at the River Club, I urge your support for the following reasons:

- **Addresses Urgent Housing Needs**

The Treasure Valley is experiencing a well-documented housing shortage. This project—offering up to 750 new residential units—directly contributes to expanding housing availability and improving affordability for current and future residents of Garden City.

- **Preserves and Enhances Community Green Space**

Rather than eliminating the golf course, this development preserves it, with plans for a \$10 million renovation. Development proceeds help fund these improvements, ensuring continued access to outdoor recreation while maintaining the River Club's legacy and the pristine beauty of the Boise River.

- **Promotes Smart, Transit-Oriented Growth**

Located near the State Street corridor and planned Bus Rapid Transit infrastructure, this project encourages walkability and reduced car dependency. It aligns with regional mobility goals and creates a more sustainable development footprint.

- **Strengthens the Local Economy and Urban Vitality**

The inclusion of neighborhood-scale commercial spaces—cafés, wellness services, and retail—supports local entrepreneurship, creates jobs, and generates additional tax revenue. It enhances the vibrancy and self-sufficiency of the surrounding area.

- **Advances Garden City's Comprehensive Plan Goals**

This development fits within the city's Specific Area Plan (SAP) zoning and reflects Garden City's vision for mixed-use, higher-density housing in well-served areas. It exemplifies strategic planning and responsible growth management.

This proposal offers a balanced solution—providing housing, preserving green space, and contributing to economic and environmental sustainability. I respectfully ask for your support in advancing this opportunity for Garden City's future.

Thank you for your service and consideration.

John Derooin, Principal

208.447.7490

john@profco.com



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Garden City Development Services Department

Re: SUBFY2025-0002

I am writing in support of the application SUBFY2028-002.

The application submitted by Brighton Development, Inc. is well within the Scope Specific Area Plan SAP2023-0001 which was approved by the City Council in 2024. The application significantly reduces the number of units involved in the eastern section of the property. It does not allow for vehicle, pedestrian or bicycle traffic through any part of the existing Plantation development. The Brighton project is exactly what is needed To sustain the positive growth trajectory of Garden City while maintaining while maintaining the high quality of life we all cherish.

This project will go a long way toward ensuring the future of the golf course.

As a concerned citizen, I strongly urge you to move this application Forward to final approval.

Johnney B. Miller, Jr.
5864 Plantation Ln.
Garden City, ID 83

To Whom it May Concern,

As a proud member of the River Club, I want to express my sincere appreciation for the outstanding work being done to restore and enhance our golf course. The developer, contractors, and River Club ownership have taken on an enormous responsibility, and they are doing an exceptional job.

Preserving a Valuable Asset

Maintaining a golf course is both complex and expensive. Without this group's commitment, it's likely the land could have been sold to another developer and turned into apartment buildings.

Instead, they've chosen to preserve and invest in a beautiful space that benefits our entire community.

Visible Improvements and Promising Plans

The improvements made so far are impressive—from the conditions of the grounds to the thoughtful upgrades across the facility. Even more encouraging are the future plans, which reflect a clear vision and dedication to excellence.

Sustainability is Key

In order for these efforts to continue, the River Club must remain financially viable. I fully support the initiatives and investments that ensure its long-term sustainability.

We are fortunate to have a team so committed to restoring and protecting this cherished space. I couldn't be happier with the direction the River Club is heading.

Sincerely,

Jole Voulelis

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From: [John](#)
To: [planning](#)
Subject: SUBFY2025-0002
Date: Monday, June 30, 2025 11:34:41 AM

We are writing in support of the application SUBFY2025-0002.

The application submitted by Brighton Development, Inc. is well within the scope of the Specific Area Plan SAP2023-0001 which was approved by the City Council in 2024. The application significantly reduces the number of units involved in the eastern section of the property. It does not allow for vehicle, pedestrian, or bicycle traffic through any part of the existing Plantation development. The development, as proposed, will have a minor effect on existing residential units. The Brighton project is exactly what is needed to sustain the positive growth trajectory of Garden City while maintaining the high quality of life we all cherish.

This project will go a long way towards ensuring the future of the golf course.

As a concerned citizen, I strongly urge you to move this application forward to final approval.

Joyce and John Raudabaugh

6079 W Plantation Ln, Boise, ID 83703

06/30/2025

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From: [Julie Rambo](#)
To: [planning](#)
Subject: SUBFY2025-0002
Date: Monday, June 30, 2025 11:50:03 AM

I am writing in support of the application SUBFY2025-0002. This project will be a very important step toward the future for Garden City!!
And I truly believe it will have a positive impact on our community.

Thank you

[Julie Rambo](#)
6595 Plantation Lane
Boise ID 83703

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From: kate.souza@icloud.com
To: [planning](#)
Subject: SUBFY2025-0002
Date: Monday, June 30, 2025 2:09:02 PM

I am writing in support of the application SUBFY2025-0002. This project will be an important step toward the future for Garden City and will have a positive impact on our community.

Kate Souza

9381 Riverside Drive

Garden City, ID 83174

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From: [Keli Elledge](#)
To: [planning](#)
Subject: Email for the Support of Brighton Development
Date: Monday, June 30, 2025 12:26:57 PM

Subject: Support for Brighton Development – SUBFY2025-0002

Hi Planning and Zoning Commission,

I'm writing to support Brighton Development Inc.'s application (SUBFY2025-0002). It aligns with the Specific Area Plan SAP2023-0001 that was approved by City Council in 2024. I believe it will have minimal impact on nearby homes and is exactly the kind of project this part of town needs.

As a River Club member and supporter of smart growth in Garden City, I hope you'll approve this project.

Thanks, Keli Elledge

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From: [Kendra Pieroni](#)
To: [planning](#)
Subject: SUBFY2025-0002
Date: Monday, June 30, 2025 11:37:44 AM

I am responding to the development plans regarding the Residences at the River Club. I am totally in support of the project and strongly condemn the attempts by "Preserve Plantation" to respond to this development project by representing myself as an HOA member. We have just purchased a home in the Plantation neighborhood with the hope of the future development of the surroundings and the golf course. I would be very disappointed if Garden City didn't give its full approval to the development plans presented.

Thank you for your time and consideration.

Kendra Pieroni
208-841-9858

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From: [kris robinson](#)
To: [planning](#)
Cc: [will gustavson](#)
Subject: river club
Date: Monday, June 30, 2025 6:20:30 PM

to whom it may concern, i have been a member of the river club/plantation since 2000. and actually, i grew up on hole #14 when i was in high school from 1981- 84. as you know, the course is one of the oldest courses in idaho and i believe it is the 2nd oldest behind the 'idaho club'. it is historical and Will & Karen have restored the historical clubhouse by putting millions of dollars upgrading it to present day need as well as adding many amenities to our club for all members and guests to recreate and socialize.

i have personally seen what the developers have created in Los Angeles at PLAYA VISTA below the campus of LMU. the clean, modern & contemporary look of there development is 2nd to none and with this same concept on the forefront of Garden City, well, it is going to change the landscape of State Street for nothing but the BETTER. bring the entire community and the City of Garden City into the 21st century. This is nothing but a positive for the local community and environment but for the entire landscape of Boise & Garden City.

In the event that a small portion of the neighborhood wants to oppose this b/c of development, well let's put it this way. if this doesn't go through, what is going to stop the owners from selling off the entire golf course to other developers and then do away with our course and the green grass around the current homes. These people that are opposing 'change' and 'progress' should just put their homes up for sale and move to a development w/o a golf course and star anew.... i believe more than 95% of the home owners are PRO this new development and moving forward. it would be a shame not to approve this EPIC and MODERN development for more retail/restaurants (as needed in this community) as well as condos/apartments for more individuals to live. The concept that Will and Karen have put forward with the developers, in my opinion being a native of boise, is nothing but a positive and progress for our city and community as needed.

thank you for listening.

kris robinson | co-founder
Jackalope Kreative Team
208-861-6444

www.jackalopekreative.com



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From: [Kristen Colter](#)
To: [planning](#)
Subject: Application Number: SUBFY2025 - 0002
Date: Monday, June 30, 2025 12:52:59 PM

Dear members of the Garden City Planning and Zoning staff,

I am emailing you today in support of SUBFY2025-0002. This version of the application submitted by Brighton Development, Inc. and approved by the City Council in 2024 maintains the same principles and framework, while improving the project by reducing the number of units, eliminating surface parking (a waste of valuable real estate) and preventing vehicle, pedestrian, or bicycle traffic through any part of the existing Plantation development. The development will be a standalone neighborhood that will have a minor effect on existing residential units. State Street has been put forth as a future rapid transit line, which encourages any and all development along this traffic corridor. There is no question that this area will be developed so I am happy to see it done in the manner of Brighton's plans: smart, efficient, and helpful in the efforts to diminish the area's housing crisis.

Sincerely,

Kristen Colter

6426 N. Hillsboro Pl.

Boise, ID 83703

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From: [Kristin Barton](#)
To: [planning](#)
Subject: In favor for SUBFY2025-0002
Date: Monday, June 30, 2025 12:36:34 PM

Dear Commissioners,

I'm writing in strong support of application SUBFY2025-0002 from Brighton Development, in partnership with The River Club. As a Garden City resident and long standing member of The River Club, I believe this project represents a significant opportunity for Garden City—one that aligns with our community's goals for responsible growth, economic development, and enhanced livability.

The redevelopment of The River Club, including the addition of thoughtfully designed townhomes, will not only elevate the character and accessibility of this landmark property but also provide much-needed housing options in our area. The influx of new residents and activity will naturally support local businesses, contribute to a stronger local economy, and generate valuable tax revenue that can be reinvested in our city's infrastructure and public services.

From conversations with many of my neighbors and fellow residents, there is a clear and growing support for this project. Most agree that this is a rare chance to transform underutilized space into a vibrant, integrated community asset that reflects the unique spirit of Garden City.

I urge the Commission to approve this proposal and support Brighton's vision for a revitalized River Club. This development stands to benefit Garden City both economically and socially for years to come.

Thank you for your time and service to our community.

Sincerely,
Kristin Barton

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From: [Laura Donaldson](#)
To: [planning](#)
Subject: Strong Support for Application SUBFY2025-0002
Date: Monday, June 30, 2025 11:56:03 AM
Attachments: [River Club Letter of Support - Laura Donaldson.pdf](#)

Laura Donaldson
6306 W Lucky Ln, Boise, ID 83703
Lauraj389@gmail.com
(208)-860-8631

June 30, 2025

Garden City Planning & Zoning Commission
6015 Glenwood Street
Garden City, ID 83714

Via email: planning@gardencityidaho.org

RE: Strong Support for Application SUBFY2025-0002

Dear Chair and Members of the Planning & Zoning Commission,

I am writing to express my enthusiastic support for Application SUBFY2025-0002. As a four-year member of The River Club and a resident who lives just across State Street, I am thrilled by the vision this application represents for the future of our community.

This project is precisely the kind of thoughtful, high-quality development our section of the State Street corridor needs. The plan to introduce beautiful, owner-occupied townhomes will create a stunning gateway to Garden City, and a vibrant residential community. This is a forward-thinking investment that will elevate the neighborhood's character and significantly enhance the city's tax base for years to come.

What makes this plan so compelling is how it integrates community enhancement with the stewardship of a cherished local asset. This development provides the catalyst for a complete modernization of The River Club's golf course and facilities, ensuring this vital green space remains. It's a holistic approach that benefits new residents, current members, and the city at large.

Brighton Development's involvement gives me the utmost confidence that this vision will be realized with quality and integrity. This is a unique opportunity to partner with a premier local builder to set a new standard for development in our area, avoiding the risk of a generic, cookie-cutter project in the future.

This is the right plan to ensure the positive, dynamic evolution of Garden City. I strongly

urge you to approve application SUBFY2025-0002 and help bring this exciting vision to life.

Thank you.

Sincerely,

Laura Donaldson

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From: [Lee Barton](#)
To: [planning](#)
Subject: SUBFY2025-0002
Date: Monday, June 30, 2025 1:07:53 PM

As a long time member, i.e. 20+ years, of then Plantation Country Club and now The River Club, I wholeheartedly support the application submitted by Brighton Development. So far all changes to the River Club property have been nothing but positive. The Brighton project is exactly what is needed to sustain the property and surrounding area for the foreseeable future.

--

Lee Barton, M.Ed., CRC

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From: [Linda Morrison](#)
To: [planning](#)
Date: Monday, June 30, 2025 5:24:05 PM

Email to: planning@gardencityidaho.org

RE: ***SUBFY2025-0002***

I am writing in support of the **application SUBFY2025-0002**.

The application submitted by Brighton Development, Inc. is well within the scope of the Specific Area Plan SAP2023-0001, which was approved by the City Council in 2024. The application significantly reduces the number of units involved in the eastern section of the property. It does not allow for vehicle, pedestrian, or bicycle traffic through any part of the existing Plantation development. The development, as proposed, will have a minor effect on existing residential units. The Brighton project is exactly what is needed to sustain the positive growth trajectory of Garden City while maintaining the high quality of life we all cherish.

This project will go a long way towards ensuring the future of the golf course.

As a concerned citizen, I strongly urge you to move this application forward to final approval.

Linda S Morrison signature)

4525 Savannah Lane
Garden City, Id. 83714

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From: Lorrie Asker
To: [REDACTED]
Subject: River Club Project
Date: Monday, May 20, 2013 12:35:27 PM

Good morning,

As a resident of the Pierce Park area and a member of the River Club, I would ask you to thoughtfully consider the economic benefits and improvements that come from the River Club residential and commercial development project. I am in favor of the project and would encourage you to support moving it forward in the planning and zoning process.

Sincerely,

Lorrie Asker
6668 W. Hammermill Dr.
Boise, ID 83714
208-983-7319

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From: [Jerry Sorensen](#)
To: [planning](#)
Subject: SUBFY2025-0002
Date: Monday, June 30, 2025 3:11:31 PM

The application submitted by Brighton Corporation is well within the scope of the specific area plan SAP2023-0001. The project will go a long way towards ensuring the future of the golf course.

As a concerned citizen, I strongly urge you to move this application forward to final approval.

Best regards,
Marilyn Sorensen
4575 SavannahLane
Garden City

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From: [Martha Musial](#)
To: [planning](#)
Cc: [Michelle Harmon](#); [Virginia Morris](#)
Subject: Plantation Golf Course
Date: Monday, June 30, 2025 4:02:39 PM

RE: ***SUBFY2025-0002***

I am writing in support of the **application SUBFY2025-0002**.

The application submitted by Brighton Development, Inc. is well within the scope of the Specific Area Plan SAP2023-0001, which was approved by the City Council in 2024. The application significantly reduces the number of units involved in the eastern section of the property. It does not allow for vehicle, pedestrian, or bicycle traffic through any part of the existing Plantation development. The development, as proposed, will have a minor effect on existing residential units. The Brighton project is exactly what is needed to sustain the positive growth trajectory of Garden City while maintaining the high quality of life we all cherish.

This project will go a long way towards ensuring the future of the golf course.

As a concerned citizen, I strongly urge you to move this application forward to final approval.

Martha Musial
4635 Savannah Lane
Garden City, ID 48314

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From: [Mary Ann Arnold](#)
To: [planning](#)
Subject: River Club Preservation
Date: Monday, June 30, 2025 11:38:53 AM

Garden City Planning and Zoning,

The River Club, previously known as "Plantation Country Club", has a long history including being a good neighbor to the surrounding homeowners both Members and non-members, who are constituents of the Plantation HOA. The vast majority of homeowners in the area do not support the actions of the "Preserve Plantation" group. In fact, the majority of Plantation Homeowners voted to stop the pending litigation against the River Club and Developers. Continued legal actions by "Preserve Plantation" members are, again, the actions of a very vocal and very small minority of area homeowners.

As a longtime member of the River Club (Plantation) and a home owner in the Plantation Subdivision for over 25 years, please do not listen to this very small disgruntled minority. We have a shared desire to keep the quality of this area for all to enjoy and I do not agree that the River Club is subject to our residential Home Owners Association. I am opposed to the false narrative being spread by the "Preserve Plantation" coalition.

Please help us "Preserve the River Club" for the future.

Regards,

Mary Ann Arnold
5972 W. Planation Lane

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Planning and Zoning,

Re: SUBFY2025-0002.

I am writing in support of the application SUBFY2025-0002.

The application submitted by Brighton Development, Inc. is well within the scope of the Specific Area Plan SAP2023-0001 which was approved by the City Council in 2024.

The existing property and redevelopment plan will be an excellent contribution to the culture and improvements of Garden City. Adding housing while honoring the existing homes and neighbors has been a focal point for me for 25 years in real estate and I feel that this development does just that. This appears to be an excellent solution combining nature, housing, recreation and function while honoring the history of Garden City.

The application significantly reduces the number of units involved in the eastern section of the property. It does not allow for vehicle, pedestrian, or bicycle traffic through any part of the existing Plantation development. The development, as proposed, will have a minor effect on existing residential units. The Brighton project is exactly what is needed to sustain the positive growth trajectory of Garden City while maintaining the high quality of life we all cherish.

As a concerned citizen, I strongly urge you to move this application forward to final approval.

Matt Williams

From: [Matt Murray](#)
To: [planning](#)
Subject: Support for SUBFY2025-0002
Date: Monday, June 30, 2025 6:53:43 AM

To whom it may concern:

I am writing in support of the application SUBFY2025-0002. This project will be an important step toward ensuring lasting green space in our community I fear without this development the golf course would soon go away and efforts made to develop the area in the future will end up eliminating this gem of garden city

Thank you

Matthew Murray

2660 W Neff St

Boise, ID 83702

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From: [Mike Chalom](#)
To: [planning](#)
Subject: SUBFY2025-0002
Date: Monday, June 30, 2025 12:32:41 PM

To whom it may concern,
I'd like to voice my support for the River Club project and the economic development it will bring to Garden City. I think this is a great opportunity for Garden City to continue its growth and keep pace with overall similar developments in the valley. Looking forward to enjoying the businesses and it will bring the associated jobs for our kids and fellow community members.

Regards,
Michael Chalom

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From: [Mike Menlove](#)
To: [planning](#)
Subject: Support of SUBFY2025-0002
Date: Monday, June 30, 2025 1:42:51 PM

I am writing in support of the application SUBFY2025-0002. This project will be an important step toward the future for Garden City and will have a positive impact on our community. I both work and recreate in Garden City. I am also a member of The River Club. The project will improve the quality of the community for years to come.

Sincerely ,

Michael Menlove

786 N Goodyear Way

Boise ID 83714

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From: [Michelle Harmon](#)
To: [planning](#)
Subject: Garden City Development Services Department Re: SUBFY2025-0002
Date: Monday, June 30, 2025 12:54:31 PM

I am writing in support of the **application SUBFY2025-0002**.

The application submitted by Brighton Development, Inc. is well within the scope of the Specific Area Plan SAP2023-0001, which was approved by the City Council in 2024. The application significantly reduces the number of units involved in the eastern section of the property. It does not allow for vehicle, pedestrian, or bicycle traffic through any part of the existing Plantation development. The development, as proposed, will have a minor effect on existing residential units. The Brighton project is exactly what is needed to sustain the positive growth trajectory of Garden City while maintaining the high quality of life we all cherish.

This project will go a long way towards ensuring the future of the golf course.

As a concerned citizen, I strongly urge you to move this application forward to final approval.

Michelle Harmon (electronic signature)
4570 Savannah Lane, 83714

--

Michelle Harmon
[208-371-4431](tel:208-371-4431)

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From: [Mickey Pedersen](#)
To: [planning](#)
Subject: SUBFY2025-0002
Date: Monday, June 30, 2025 9:45:19 AM

I am writing in support of the application

The application submitted by Brighton Development, Inc. is well within the scope of the Specific Area Plan SAP2023-0001 which was approved by the City Council in 2024. The application significantly reduces the number of units involved in the eastern section of the property. It does not allow for vehicle, pedestrian, or bicycle traffic through any part of the existing Plantation development. The development, as proposed, will have a minor effect on existing residential units. The Brighton project is exactly what is needed to sustain the positive growth trajectory of Garden City while maintaining the high quality of life we all cherish.

This project will go a long way towards ensuring the future of the golf course.

As a concerned citizen, I strongly urge you to move this application forward to final approval.

MP

Mickey Pedersen

5527 Quail Summit Pl

Boise, ID 83703

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From: savetheriverclub@gmail.com
To: [planning](#); [John Evans](#); [James Page](#); [Teresa Jorgensen](#); [Bill Jacobs](#); [Kent Rasmussen](#)
Cc: [Will Gustafson](#)
Subject: A letter from Will Gustafson
Date: Monday, June 30, 2025 12:59:40 PM

To: Planning & Zoning Commission
Planning Dept
Mayor John Evans
Council President James Page
Council Member Teresa Jorgensen
Council Member Bill Jacobs
Council Member Kent Rasmussen

From: Save Plantation Coalition

RE: SUBFY2025-0002

The Save Plantation Coalition has existed for 7-years. We were formed when the Plantation Golf Course was in the process of being sold to Will Gustafson and Glass Creek LLC. At first we had some real concerns about the future of the golf course. As we dealt with Will Gustafson and watched how he made improvements on the club property we began to feel more comfortable. We now support him completely. Everything he has done has been first class and for the best of the club.

Periodically we send out emails to roughly 900 club members, Plantation subdivision residents, and citizens that have expressed a desire to stay informed on the changes being made at The River Club. Recently we sent out a letter that Will Gustafson wrote to the members of the club. We felt it would be good for the Planning and Zoning Commission and the members of the City Council to read Will's letter in which he expresses his feelings and his goals for The River Club. See his letter below.

Thank you for all you do for Garden City.

Regards,
Mike
Save Plantation Coalition
savetheriverclub@gmail.com

Logo

Dear River Club Members,

You may have recently read news articles about a handful of neighbors who oppose the pending development of the *Residences at The River Club*. These articles were the direct result of "press releases" from a fringe minority of Plantation Neighborhood homeowners, and a few neighborhood outsiders, calling themselves the "Preserve Plantation" coalition. What they shared was aimed to sway public opinion by presenting false information in a way that appears truthful. This group, although claiming to speak for the entire Plantation neighborhood, counts only about 8 homeowners out of the 252 homes surrounding the Golf Course as members.

For over 100 years, the River Club/Plantation CC has operated as a privately owned commercial enterprise, independent of any communication or oversight whatsoever from the Plantation HOA. The small "Preserve Plantation" group is seizing on ambiguous and arcane language in the original 1978 Plantation Master Declaration of Covenants, Conditions and Restrictions governing the Plantation Homeowners. This seizure is an attempt to control, and ultimately thwart, the planned development and to demonize the Developers and River Club ownership. This is occurring despite the Developer's reduction in density to less than 1/3 of the 750 planned units already approved by the Garden City City Council, and a highly desirable transition from multi-family "rental units" to single family, "for sale", units.

As I have stated for years, opposition to this development puts the future of the River Club at risk. The development is a necessary element to the success and, indeed, the survival of the River Club.

As most of you are aware, the Club was in a state of extreme disrepair in 2018 when we arrived. Since then, we have spent millions of dollars improving the Club House and adding the extraordinary amenities our Members now enjoy. The time has now come to turn our attention to the Golf Course, the heart of the River Club.

The Golf Course, much like the Club House in 2018, is in desperate need of modernization. Although our staff works very hard to keep the Course beautiful and our greens the best in the Valley, our irrigation system is "shot". Virtually every day of the season, our staff finds themselves dealing with an irrigation emergency, using makeshift repairs and quick-fixes on an ailing system that needs total replacement. The Course is full of wet spots and dry spots. The cart paths are worn and pitted with potholes. The maintenance building is dated and inadequate. Maintaining a Golf Course is a very costly endeavor, and we are once more, faced with spending millions of dollars to bring the Golf Course up to today's standard.

The many millions of dollars that have been spent (over \$9,000,000 to date), and the millions of dollars that still need to be spent to modernize the Golf Course (\$12-15,000,000), are the reason the 22-acre development parcel, 18% of the original Golf Course, were sold. The development MUST succeed for the River Club to succeed.

The River Club, although it is so much more to all of us, is a business. It must remain financially viable to continue operations. It is a misconception to believe, if the development fails, the Golf Course will remain unchanged. This is a false narrative being pedaled, along with other misinformation, by opponents of the development.

For these reasons, we will be asking for your support in the coming days. There are important public meetings with the Garden City Planning and Zoning Commission and the City Council on the horizon, and we will let you know how you can help. The River Club, previously known as "Plantation Country Club", has a long history, and a long history of being a good neighbor to the surrounding homeowners both Members and non-members, who are constituents of the Plantation HOA. The vast majority of homeowners in the area do not support the actions of the "Preserve Plantation" group. In fact, the majority of Plantation Homeowners voted to stop the pending litigation against the River Club and Developers. Continued legal action by "Preserve Plantation" members are, again, the actions of a very vocal and very small minority of area homeowners. We will let you know soon, specific actions you can take to counter the false narrative being spread by the "Preserve Plantation" coalition.

Please help us "Preserve the River Club" for the future.

Will Gustafson

River Club Boise, LLC

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From: [Karen](#)
To: [planning](#)
Subject: Brighton Development
Date: Monday, June 30, 2025 10:12:59 AM

Re: SUBFY2025-0002

I am writing in support of the application SUBFY2025-0002.

The application submitted by Brighton Development, Inc. is well within the scope of the Specific Area Plan SAP2023-0001 which was approved by the City Council in 2024. The application significantly reduces the number of units involved in the eastern section of the property. It does not allow for vehicle, pedestrian, or bicycle traffic through any part of the existing Plantation development. The development, as proposed, will have a minor effect on existing residential units. The Brighton project is exactly what is needed to sustain the positive growth trajectory of Garden City while maintaining the high quality of life we all cherish.

This project will go a long way towards ensuring the future of the golf course.

As a concerned citizen, I strongly urge you to move this application forward to final approval.

Mike and Karen Boyd
3450 N Plantation River Drive
Boise ID 83703

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From: Michael Downey
To: SUBFY2025-0002
Subject: SUBFY2025-0002
Date: Monday, May 26, 2025 1:23:27 PM

I am opposed to the Brighton project SUBFY2025-0002. I have lived on the Plantation at 6296 N. Charleston Place for 20 years.

Mike Downey

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[mod_id=11&mod_option=logitem&report=1&type=easyspam&k=k1&payload=53616c7465645f5f8233adf43d87c597f31caa7670ef13d41c9eaa9b8082621176e38d0884ad6f4b19148917afed8239742258177b89dba5eb25ce3e8474bd6a933816ca2a5492eb7f5af167ee99a901dc3d898c52bb405a1cbf630ca4ddc1b04a35d0cfe02364ceb1330cea6a5adbe4cf1ddfd40b296483d3e1a69be7bc9d53fcc83dab4e1c95e6fa2a9d24eb20cc7cab1f0fc0731c71163c8c4cdad3bbb14](https://us1.proofpointessentials.com/app/report_spam.php?mod_id=11&mod_option=logitem&report=1&type=easyspam&k=k1&payload=53616c7465645f5f8233adf43d87c597f31caa7670ef13d41c9eaa9b8082621176e38d0884ad6f4b19148917afed8239742258177b89dba5eb25ce3e8474bd6a933816ca2a5492eb7f5af167ee99a901dc3d898c52bb405a1cbf630ca4ddc1b04a35d0cfe02364ceb1330cea6a5adbe4cf1ddfd40b296483d3e1a69be7bc9d53fcc83dab4e1c95e6fa2a9d24eb20cc7cab1f0fc0731c71163c8c4cdad3bbb14)

To: Garden City Development Services Department, Planning and Zoning Commission
From: Mrs. MJ Byrne and Mr. Edward Altman
Date: June 30, 2025
Subject: Support for SUBFY2025-0002 - River Club Brighton Development Project-----
Sent via email: planning@gardencityidaho.org

Dear Members of the Garden City Planning & Zoning Commission,

We are writing to express our support for application SUBFY2025-0002 submitted by Brighton Development, Inc. As members of the River Club and residents of Garden City, we urge you to approve this project. It will help secure the future of one of Garden City's most valued recreational assets and green spaces.

The River Club's partnership with Brighton Development represents improvement to the over 700 plus previously proposed apartments. This collaborative project operates within the approved Specific Area Plan SAP2023-0001. The proposed townhouse development will add high quality residences for sale, increase tax revenues and help maintain recreational opportunities available at the River Club.

Other than the loss of the cherished, majestic trees that line the edge of the club on State Street, the development will help maintain our singularly awesome outdoor environment. The application to build townhomes significantly reduces the number of residential units and prohibits traffic through existing neighborhoods, demonstrating responsiveness to community concerns and input.

The River Club golf course and other recreational amenities serves hundreds of members and thousands of guests annually, contributing to local business, employment, property values, and community vitality. Approval will demonstrate Garden City's commitment to thoughtful progress.

Thank you for your consideration and your service to our community. We look forward to attending the July 8th meeting.

Best Regards,

/S/

MJ Byrne

/S/

Edward Altman

From: [Nancy Gersack](#)
To: [planning](#)
Subject: River Club Comment
Date: Monday, June 30, 2025 11:24:58 AM

Garden City Development Services Department

Via email: planning@gardencityidaho.org

Re: SUBFY2025-0002.

I am writing in support of the application SUBFY2025-0002.

The application submitted by Brighton Development, Inc. is well within the scope of the Specific Area Plan SAP2023-0001 which was approved by the City Council in 2024. The application significantly reduces the number of units involved in the eastern section of the property. It does not allow for vehicle, pedestrian, or bicycle traffic through any part of the existing Plantation development. The development, as proposed, will have a minor effect on existing residential units. The Brighton project is exactly what is needed to sustain the positive growth trajectory of Garden City while maintaining the high quality of life we all cherish.

This project will go a long way towards ensuring the future of the golf course.

As a concerned citizen, I strongly urge you to move this application forward to final approval.

Nancy Gersack
Ngersack@gmail.com
208-473-8775

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From: [Rachael Bickerton](#)
To: [planning](#)
Subject: Application SUBFY2025-0002
Date: Monday, June 30, 2025 3:48:50 PM

Dear Garden City Development Services Department

I am writing in support of the application SUBFY2025-0002, submitted by Brighton Development, Inc.

We live in the area and are excited about the proposed development which will benefit the community (and hopefully our house prices).

Our understanding is that the proposed plan is well within the scope of the Specific Area Plan SAP2023-0001 which was approved by the City Council in 2024. We are pleased to note that despite the number of units approved for that area of land, the above referenced application has a significantly reduced number of units in the eastern section of the property.

We live on a private gated road and we are pleased to note that there is no provision for vehicle, pedestrian, or bicycle traffic through any part of the existing Plantation development. In fact, the developers have had conversations with members of our street to ensure that there is no vehicular impact to us.

We understand, and believe to be correct looking The development, as proposed, will have a minor effect on existing residential units. The Brighton project is exactly what is needed to sustain the positive growth trajectory of Garden City while maintaining the high quality of life we all cherish.

This project will go a long way towards ensuring the future of the golf course. Also as neighbors, we are excited about the new neighbors and, as parents of an elementary school child, hope for more children in the neighborhood.

Also, and perhaps more importantly to the community at large, this development will bring in more residents, who will pay taxes on their property This will be in addition to the expected increase in our property prices overall. We hope that Garden City Council considers its fiscal duty to Garden City as a whole when reviewing this application. The community as a whole does not object to this application. Just a few residents. The City Council's obligation is to the whole city not just a smaller number of folks who are opposed for whom concessions and accommodations have already been provided.

As a concerned citizen, and community member, I strongly urge you to move this application forward to final approval.

Yours sincerely
Rachael Bickerton

7810 Savannah Court, Garden City ID 83714
Sent from my iPhone

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From: [Raquel Montgomery](#)
To: [SUBFY2025-0002](#)
Subject: [SUBFY2025-0002](#)
Date: Monday, June 30, 2025 3:25:43 PM

I am writing in support of the application SUBFY2025-0002. This project will be an important step toward the future for Garden City and will have a positive impact on our community.

Raquel Montgomery
4500 n Strathmore place
Boise, Idaho 83702
Sent from my iPhone

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From: [Rick Latham](#)
To: [planning](#)
Subject: Support for Project- SUBFY2025-0002
Date: Monday, June 30, 2025 3:34:22 PM

Rick Latham M.Ed.
6741 N Hillsboro Pl, Boise, ID 83703
Rdlatham2@gmail.com
(208) 890-0245

June 30, 2025

Garden City Planning & Zoning Commission
6015 Glenwood Street
Garden City, ID 83714

RE: Support for River Club Development Project- SUBFY2025-0002

Dear Chair and Members of the Planning & Zoning Commission,

My name is Rick Latham. For the last 22 years, I've had the privilege of teaching high school students in our valley, first at Mountain View and now at Capital. I am also a nine-year member of The River Club and a nearby resident. I am writing to you today not just as a club member, but as an educator who believes deeply in investing in our community's future.

From my perspective as a teacher, strong communities are built on safe, welcoming, and vibrant gathering places. Under its current ownership, The River

Club has been transformed into exactly that. What I see at the club today are the very things that make a community thrive: families connecting, friendships forming, and a real sense of belonging. This development is the key to preserving that environment, ensuring that this vital social and recreational hub can continue to serve families for generations to come.

This project also represents the kind of proactive, forward-thinking leadership Garden City needs. As an educator, I know that if you aren't moving forward, you're falling behind. This development allows Garden City to compete with its neighbors by attracting new residents and fostering the economic growth that benefits everyone. It's a responsible step that drives progress rather than resisting it. While I respect that some have concerns, I believe it's our duty to focus on what provides the greatest benefit to the entire community. Brighton has already shown they are responsive partners by reducing the project's density. This isn't just a development; it's a collaboration that will strengthen a cherished local institution and position Garden City for a brighter future.

For the sake of our community and its future, I strongly urge you to approve this application.

Thank you kindly.

Sincerely,
Rick Latham M.Ed.

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From: [Rita Franklin](#)
To: [planning](#)
Subject: RIVERCLUB PROJECT
Date: Monday, June 30, 2025 11:33:15 AM

I am writing in support of the application SUBFY2025-0002.

The application submitted by Brighton Development, Inc. is well within the scope of the Specific Area Plan SAP2023-0001 which was approved by the City Council in 2024. The application significantly reduces the number of units involved in the eastern section of the property. It does not allow for vehicle, pedestrian, or bicycle traffic through any part of the existing Plantation development. The development, as proposed, will have a minor effect on existing residential units. The Brighton project is exactly what is needed to sustain the positive growth trajectory of Garden City while maintaining the high quality of life we all cherish.

This project will go a long way towards ensuring the future of the golf course.

As a concerned citizen, I strongly urge you to move this application forward to final approval.

Rita and Bob Franklin

4680 Savannah Lane, Garden City

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From: [Mike Burkett](#)
To: [planning](#)
Subject: Fw: SUBFY2025-0002
Date: Monday, June 30, 2025 12:15:36 PM

From: Mike Burkett <burkettboise@msn.com>
Sent: Saturday, June 28, 2025 7:26 PM
To: planning@gardencity.org <planning@gardencity.org>
Subject: Re: SUBFY2025-0002

6/28/2025

Garden City Planning and Zoning

Re: SUBFY2025-0002

Via email: planning@gardencityidaho.org

I am writing in support of the application SUBFY2025-0002. This project will be an important step toward the future for Garden City and will have a positive impact on our community.

Robert Burkett

5481 N. Riffle Way

Garden City, ID 83714

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From: [Phyllis Brewton](#)
To: [planning](#)
Subject: SUBFY2025-0002
Date: Monday, June 30, 2025 4:13:12 PM

RE: SUBFY2025-0002

I am writing in support of the application SUBFY2025-0002.

The application submitted by Brighton Development, Inc. is well within the scope of the Specific Area Plan SAP2023-0001, which was approved by the City Council in 2024. The application significantly reduces the number of units involved in the eastern section of the property. It does not allow for vehicle, pedestrian, or bicycle traffic through any part of the existing Plantation development. The development, as proposed, will have a minor effect on existing residential units. The Brighton project is exactly what is needed to sustain the positive growth trajectory of Garden City while maintaining the high quality of life we all cherish.

This project will go a long way towards ensuring the future of the golf course.

As a concerned citizen, I strongly urge you to move this application forward to final approval.

Robert and Phyllis Brewton
4545 North Savannah Lane
Garden City, Idaho 83714

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From: [Sarah Scheffel](#)
To: [planning](#)
Subject: Support for SUBFY2025-0002.
Date: Monday, June 30, 2025 12:40:26 PM

Re: SUBFY2025-0002.

Dear Sir or Madam,

We are writing in support of the application SUBFY2025-0002.

The application submitted by Brighton Development, Inc. is well within the scope of the Specific Area Plan SAP2023-0001 which was approved by the City Council in 2024. The application significantly reduces the number of units involved in the eastern section of the property. It does not allow for vehicle, pedestrian, or bicycle traffic through any part of the existing Plantation development. The development, as proposed, will have a minor effect on existing residential units. The Brighton project is exactly what is needed to sustain the positive growth trajectory of Garden City while maintaining the high quality of life we all cherish.

This project will go a long way towards ensuring the future of the golf course.

As a concerned citizen, I strongly urge you to move this application forward to final approval.

Thank you for your consideration.

Regards,

Scot and Sarah Scheffel

905 W. Pueblo St.
Boise, ID 83702

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Garden City Planning and Zoning

RE: Writing in support of SUBFY2025-0002 The River Club

To Whom It May Concern,

I am writing today to formally express my support for the proposed development project at the River Club in Garden City (SUBFY2025-0002). The River Club has played a significant role in the lives of my family members across generations, from myself to my children and now my grandchildren. I am deeply concerned that if this project is not approved, we may lose the golf course and its associated amenities.

The golf course currently requires substantial repairs, including upgrades to the irrigation systems and cart paths. Should the project be denied due to the objections of a small minority, it is probable that the course will be lost. Regrettably, my family lacks the financial means to join other private clubs in the area, which are prohibitively expensive. The River Club offers a family-friendly environment and is the only affordable private club experience available in the Valley.

If the golf course were to be lost, the property would likely be developed. This raises considerations for the infrastructure of State Street and the surrounding neighborhoods to manage the potential increase in traffic.

For these reasons, I strongly urge you to approve the River Club project, ensuring that it remains a cherished part of our community and continues to create lasting memories for our children and grandchildren for years to come.

Thank you for your time and consideration.

Best,

Scott A. Stingley

208-340-2900

From: [SCOTT MOORE](#)
To: [planning](#)
Subject: RE: SUBFY2025-0002
Date: Monday, June 30, 2025 10:07:18 AM

I am writing in support of the application SUBFY2025-0002. The application submitted by Brighton Development, Inc. is well within the scope of the Specific area Plan SAP2023-0001 which was approved by the City Council in 2024. The new revised plan allows for fewer units. It does not allow for vehicle, pedestrian, or bicycle traffic through any part of the Plantation subdivision. The Brighton project is exactly what is needed to sustain the positive growth trajectory of Garden City, while maintaining our high quality of life.

This project will go a long way towards ensuring the future of the golf course which we have enjoyed as residents for the past 25 years. We urge you to move this application forward to final approval.

Thank You,
Scott and Cheryl Moore
5855 Sterling Lane
Garden City

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From: [scott ellsworth](#)
To: [planning](#)
Subject: Re: SUBFY2025-0002
Date: Monday, June 30, 2025 11:32:45 AM

To Whom It May Concern:

I am writing in support of the application SUBFY2025-0002.

The application submitted by Brighton Development, Inc. is well within the scope of the Specific Area Plan SAP2023-0001 which was approved by the City Council in 2024. As previously approved by Garden City P&Z the application significantly reduces the number of units involved in the eastern section of the property. It does not allow for vehicle, pedestrian, or bicycle traffic through any part of the existing Plantation development. A concession from the original plans to appease the surrounding homeowners by the Brighton Development group. The development, as proposed, will have a minor effect on existing residential units. The Brighton project is exactly what is needed to sustain the positive growth trajectory of Garden City while maintaining the high quality of life we all cherish.

As a long-standing member of the River Club, the baseless pursuit to block, attack, or reject the proposed development causes more harm to the community and impressive growth and development of the River Club as a center piece of Garden City.

This project will go a long way towards ensuring the future of the golf course.

As a member of the majority who support and back the proposed project, I strongly urge you to move this application forward to final approval.

Regards,

Scott Ellsworth

978 W White Sands Dr

Meridian, ID 83646

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From: [Sheryl Scott](#)
To: [planning](#)
Subject: The River Club
Date: Monday, June 30, 2025 2:20:12 PM

Dear Members of the Planning and Zoning Committee,
I hope this letter finds you well. I am writing to express my support for the proposed small development and golf course remodel. This plan offers a balanced approach to enhancing our community while preserving the character and charm of our beloved golf course.

The proposal for a small development alongside the remodeling of the golf course presents numerous benefits to our city. It maintains our shared green space, enhances recreational opportunities for residents, and contributes positively to local property values. Moreover, it aligns with the desires of the majority of homeowners who are eager to see our community thrive with thoughtful enhancements.

I understand there are a minority of homeowners opposed to this plan, preferring instead to stop the small development, which could lead to the sale and complete development of the entire golf course. While I respect their concerns, I believe that the small development and course remodel offer a more sustainable and community-focused solution.

While it's important to consider all perspectives, the majority support for the small development and course remodel cannot be overlooked. This initiative reflects a shared vision for a thriving, enjoyable community that we can all be proud of.

Thank you for your attention to this matter. I am confident that your decision will positively shape the future of our community.

Sincerely,

--

Sheryl Scott
208.867.3499

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From: [Sue Gray](#)
To: [planning](#)
Subject: Re: SUBFY2025-0002
Date: Monday, June 30, 2025 9:58:53 AM

Hello,

I am writing in **support** of the application SUBFY2025-0002.

The application submitted by Brighton Development, Inc. is well within the scope of the Specific Area Plan SAP2023-0001 which was approved by the City Council in 2024. The application significantly reduces the number of units involved in the eastern section of the property. It does not allow for vehicle, pedestrian, or bicycle traffic through any part of the existing Plantation development. The development, as proposed, will have a minor effect on existing residential units. The Brighton project is exactly what is needed to sustain the positive growth trajectory of Garden City while maintaining the high quality of life we all cherish.

This project will go a long way towards ensuring the future of the golf course.

As a concerned citizen, I strongly urge you to move this application forward to final approval.

Sincerely,

Sue and Dave Gray

1003 W. Ranch Rd.

Boise, ID 83702

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From: [Suzie Frederick](#)
To: [planning](#)
Cc: [The River Club](#)
Subject: River Club Development - SUBFY2025-0002
Date: Monday, June 30, 2025 11:47:05 AM

As a long time Boise resident (since 1982) and a River Club Member, I am writing in support of the proposed development of the River Club Property - SUBFY2025-0002. .

For many years, I had seen the once stately Plantation Country Club decline in appearance and upkeep. When the current owners of the River Club aquired the property, they promptly started renovations and additions to enhance the existing structures, bringing back the beauty that all Boisians have enjoyed for decades.

The proposed Brighton development will not only further enhance the River Club property, it will bring additional benefits to the Garden City community. The Brighton project will sustain the positive growth trajectory of Garden City while maintaining the high quality of life we all cherish. This project will also ensure the future of the golf course.

The application submitted by Brighton Development, Inc. is well within the scope of the Specific Area Plan SAP2023-0001 which was approved by the City Council in 2024. The application significantly reduces the number of units involved in the eastern section of the property. It does not allow for vehicle, pedestrian, or bicycle traffic through any part of the existing Plantation development. The development, as proposed, will have a minor effect on existing residential units.

As a concerned citizen, I strongly urge you to move this application forward to final approval.

Regards,
Suzanne Frederick
13526 W Telemark Street
Boise, ID 83713

Suzanne Frederick, MSN
Global Public Health Fellow

Executive Director
Idaho Osteopathic Physicians Association
Association of Military Osteopathic Physicians and Surgeons

208-890-6327



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From: [Tom Donahoe](#)
To: [planning](#)
Subject: In Support of Brighton Development SUBFY2025-0002
Date: Monday, June 30, 2025 4:55:55 PM

Dear Members of the Garden City Council,

I am writing to share my heartfelt reasons for supporting the Brighton Development SUBFY2025-0002.

My family chose to purchase a home at the River Club. When we first moved here, our son was less than a year old. He is now ten. For him, my wife, and Me, the River Club is more than just a neighborhood; it is a cherished gathering place that offers countless opportunities for our family to spend time together. It embodies the values of community, accessibility, and natural beauty—elements that are vital for raising a family and building lifelong friendships.

However, I am increasingly concerned about a small but disruptive group of neighbors whose actions threaten the harmony and stability of our community. Their vengeful and unconstructive behavior appears rooted in an inability to accept decisions or circumstances they do not personally agree with. This faction's hostility undermines the inclusive spirit that initially drew so many of us to the River Club.

Key Points for Consideration:

- **Community Stability:** The River Club serves hundreds of residents and thousands of guests annually, contributing to local vitality, property values, and economic activity. Disruptive behavior from a vocal minority risk diminishing these benefits and fracturing the community spirit we cherish.
- **Shared Values:** It is essential that we maintain an environment where families feel safe, welcomed, and able to enjoy the amenities that make the River Club special.
- **Constructive Progress:** While I understand that some neighbors have concerns, I believe that division and hostility do not represent the broader community's interests. Instead, we must focus on constructive dialogue and collective well-being.

The River Club's continued success depends on our ability to come together, support one another, and protect the positive environment we all value. It is crucial that we resist efforts to divide or undermine the community through vengeful actions and, instead, foster an atmosphere of respect, cooperation, and shared vision.

I remain committed to the vibrant, family-friendly community that the River Club has become, and I urge all residents and stakeholders to prioritize unity and constructive engagement. The development by Brighton will not subtract or detract from the enormous value of living here. Instead, it will enrich our lives, just as the current ownership of the River Club has improved experience beyond our imaginations. In other words, we're getting much more than we had hoped. We don't want to lose that.

I know you have a lot on your plate, and this is a big issue for all of us in our community. However, I honestly believe that your support is making Garden City not just a better place to live but the best place to live. Thank you for your attention and for your ongoing dedication to our community.

Sincerely,

Thomas E Donahoe
Charlie's Dad
78110 Savannah Ct.
Garden City, ID 83714

+

**TOM
DONAHOE**

Partner Emeritus
Mitchell+Palmer

O: (208) 576-3702
M: (818) 259-9437
mitchellpalmer.com

+

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June 28, 2025

Garden City Development Services Department
Garden City, Idaho

Re. SUBFY2025-0002

I am writing in support of the application SUBFY2025-0002.

It is time that the golf course is upgraded and becomes a proud feature in Garden City. As Boise and the outer cities move forward with their growth and improvement, so will Garden City. The River Club is and has been a wonderful but aging golf course. Time has taken a toll on the land, the irrigation system and the trees are old and decaying. I am looking forward to a new golf course. By going forward with this project, Garden City will be a highlight of the valley.

A handwritten signature in cursive script that reads "Lynn Thomas". The signature is written in dark ink and is positioned above the printed name and address.

Lynn Thomas
4780 Savannah Lane
Garden City, Idaho
83714

From: [Tsunny Morton](#)
To: [planning](#)
Subject: SUBFY2025-0002
Date: Monday, June 30, 2025 1:04:47 PM

Dear Garden city planning committee,

I am writing in support of the application SUBFY2025-0002.

The application submitted by Brighton Development, Inc. is well within the scope of the Specific Area Plan SAP2023-0001 which was approved by the City Council in 2024. The application significantly reduces the number of units involved in the eastern section of the property. It does not allow for vehicle, pedestrian, or bicycle traffic through any part of the existing Plantation development. The development, as proposed, will have a minor effect on existing residential units. The Brighton project is exactly what is needed to sustain the positive growth trajectory of Garden City while maintaining the high quality of life we all cherish. This project will go a long way towards ensuring the future of the golf course. As a concerned citizen, I strongly urge you to move this application forward to final approval.

Sincerely,

Tsunny Morton

2187 W Hill Rd. Boise ID 83702

208-412-1530

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Garden City Planning and Zoning Commission

6015 N Glenwood Street

Garden City, ID 83714

Email: planning@gardencityidaho.org

Subject: Support for SUBFY2025-0002 – River Club Improvements

Dear Planning & Zoning Commission,

As a long-time resident of Garden City and a proud member of The River Club for the past five years, I am writing in strong support of SUBFY2025-0002.

This proposed development aligns with the Specific Area Plan that was thoughtfully approved by City Council two years ago. It represents a well-balanced and forward-thinking approach to growth in our community—an approach that maintains the integrity of our neighborhoods while securing the long-term viability of treasured amenities like The River Club.

Preserving the golf course is important not just to members like myself, but to the broader community. It provides open space, supports local wildlife, and contributes to the beauty and character that make Garden City such a special place to live. The improvements outlined in this application are key to keeping that legacy intact.

I appreciate the Commission's time and dedication to ensuring thoughtful development in our city, and I respectfully urge your support for this application.

Sincerely,


Deanna Turner

3915 W. Miners Farm Court

Boise, ID 83714

208-954-2077

Garden City Planning and Zoning Commission

6015 N Glenwood Street

Garden City, ID 83714

Email: planning@gardencityidaho.org

Subject: Support for SUBFY2025-0002 – River Club Improvements

Dear Planning & Zoning Commission,

As a long-time resident of Garden City and a proud member of The River Club for the past five years, I am writing in strong support of SUBFY2025-0002.

This proposed development aligns with the Specific Area Plan that was thoughtfully approved by City Council two years ago. It represents a well-balanced and forward-thinking approach to growth in our community—an approach that maintains the integrity of our neighborhoods while securing the long-term viability of treasured amenities like The River Club.

Preserving the golf course is important not just to members like myself, but to the broader community. It provides open space, supports local wildlife, and contributes to the beauty and character that make Garden City such a special place to live. The improvements outlined in this application are key to keeping that legacy intact.

I appreciate the Commission's time and dedication to ensuring thoughtful development in our city, and I respectfully urge your support for this application.

Sincerely,



Nate Turner

3915 W. Miners Farm Court

Boise, ID 83714

208-830-4022

From: [Walter Johnson](#)
To: [planning](#)
Cc: [WandS-Home Johnson \(wrjsrj@yahoo.com\)](#)
Subject: SUBFY2025-0002: In support of
Date: Monday, June 30, 2025 11:27:20 AM

Micron Confidential

To: Garden City Planning & Zoning Commission

From: Walter & Sonja Johnson

2172 W. Crooked Stick Dr.

Eagle ID 83616

wrjsrj@yahoo.com

208 258 1906

Regarding: Brighton development, SUBFY2025-0002

To whom it may concern.

My wife and I are current members of the River Club, with full membership status. Our family have been active members for 14 years, and we have seen the results of the different ownership parties through those years. I have been very pleased with the investment and positive changes that the current ownership has brought to the facility. Will and the management team are very clear and forthright in their intentions and fully committed to developing a top-notch golf course and overall facility, the current upgrades and investments prove their commit to continuing the development a first rate facility and the overall property.

I completely and fully support the planned development of the River Club, in accordance with the submitted plan. My wife and I believe the re-design will ensure an enduring and beautiful golf facility which will attract a strong membership for many years and something that Garden City and the surrounding community will take great pride in showcasing as part of an overall vibrant and growing community. The opportunity to have a beautiful piece of open space, with high quality retail and housing as a part of this development is one that shouldn't be passed up in my opinion.

Thank you and please contact me if I can provide any more information on my position and this topic. Thanks for your consideration.

Walter Johnson

208 258 1906

Micron Confidential

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Re: SUBFY2025-0002

From: Doug Werner (dlwerner@ymail.com)

To: planning@gardencityidaho.org

Date: Monday, June 30, 2025 at 08:19 AM MDT

I am writing in support of the application SUBFY2025-0002. This project will be an important step toward the future for Garden City and will have a positive impact on our community.

Doug L Werner (Life Fitness member of the River Club)
5158 N Edinburgh Way, Boise, ID 83714

AND BRIANA WERNER

Doug L Werner 6/30/2025
Briana Werner 6/30/2025